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CENSUS OF THE COMMONWEALTH OF AUSTRALIA.

4th April, 1921.

CENSUS BULLETIN No. 25.

Summary for the Commonwealth of Australia

RELATING TO

DWELLINGS.

(Subject to Revision.)

Prepared under instructions from the Minister
of State for Home and Territories

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AUSTRALIA.

DWELLINGS.

SECTION 1.—INTRODUCTION.

1. General.—This bulletin presents in tabular form the summarized results relating to Dwellings for the Commonwealth of Australia, and for the Metropolitan, Urban Provincial, and Rural Divisions thereof. The subjects referred to in the tables are dealt with in the following order:—(1) Summary of Population and Dwellings; (2) Nature of Occupied Dwellings (Private Houses, etc.); (3) Materials of which Outer Walls are composed; (4) Material of which Roof is composed; (5) Private Dwellings classified according to the Number of Rooms; (6) Mode of Occupancy (Owner, Tenant, etc.); (7) Weekly Rental Value of Private Dwellings Occupied by Tenants; (8) Private Houses, Tenements, and Flats classified according to the Number of Inmates. Bulletins containing similar information for each of the States have already been published.

2. Metropolitan Area.—Throughout the following observations comparisons will be made between results from the Census of 1911, and from the Census of 1921, relating to the "Metropolitan Areas," and in this connexion it must be pointed out that the area included under the designation, "Metropolitan Area," is not exactly identical in both instances. The number of dwellings affected, however, is relatively so small that the comparisons quoted may be accepted as valid.

3. Private Dwellings.—All tables after Table 2 refer to occupied *private* dwellings only.

SECTION 2.—POPULATION AND DWELLINGS (Table 1).

1. General Summary.—From the summary of results given in Table 1, it may be ascertained that, during the interval between the Census of 1911 and that of 1921, the population of Australia increased by 22.01 per cent., and the total occupied dwellings, including hotels, boarding-houses, gaols, hospitals, and any structure used for the purpose of shelter as a dwelling, but excluding wagons and camps, increased by 24.89 per cent., so that the number of persons per occupied dwelling was less in 1921 than in 1911. The average number of persons per occupied dwelling at the Census of 1921 was 4.71, as compared with the average of 4.82 in 1911. For social and economic purposes a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals, and similar establishments, which, though necessarily treated as dwellings, do not represent the condition of the normal social unit, which is the family. In the following more detailed observations relative to housing accommodation, consideration will be restricted to private dwellings.

2. Unoccupied Dwellings.—The number of unoccupied dwellings in Australia on the 4th April, 1921, was 51,166, or 4.25 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Areas was 2.79 per cent., in the Urban Provincial Areas 4.48 per cent., and in the Rural Areas 5.70 per cent. Of the 51,166 unoccupied dwellings, 14,109, or 27.57 per cent., were in the Metropolitan Areas; 10,189, or 19.91 per cent., were in the Urban Provincial Centres; and 26,868 or 52.52 per cent., were in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures, though they were not necessarily "to let."

3. Dwellings being Built.—The number of dwellings returned as in course of construction represented an addition of 5.26 to every 1,000 dwellings in existence in Australia on the 4th April, 1921. The similar increments in the various divisions of the country were:—Metropolitan, 8.24; Urban Provincial, 4.10; and Rural, 2.64.

4. Tenements and Flats.—It might be well to mention here that any room, or suite of rooms, occupied as a tenement or flat has been considered as a distinct dwelling in conformity with the *Census and Statistics Act 1905-20*, which provides that—"Where a building is let, sublet, or held in different apartments and occupied by different persons or families, each part so let or sublet, or held and used for the purpose of human habitation shall be deemed a dwelling." (Section 10, sub-section 2.)

SECTION 3.—NATURE OF OCCUPIED DWELLINGS (Table 2).

1. Private Houses, Tenements and Flats, Boarding-houses, etc.—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 1,068,607, and tenements or flats numbered 38,403; taken together these represent 95.99 per cent. of all occupied dwellings. The most striking disclosure from the analysis of dwellings, according to their nature, is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace as a place of residence. The figures not only confirm what has been a subject of general observation for some time past, but they provide authentic data by which the extent of the movement can be measured. Thus, during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 20.33 per cent.—from 888,045 to 1,068,607, while the tenements and flats increased by 505 per cent.—from 6,344 to 38,403, and the number of boarding-houses, etc., increased by 95 per cent.—from 14,187 to 27,665. Of the 38,403 tenements and flats in Australia at the 1921 Census, 27,819, or 72.44 per cent., were in the Metropolitan Areas; 5,544, or 14.44 per cent., were in the Urban Provincial Areas; and 5,040, or 13.12 per cent., were in the Rural Districts; and of the 27,665 boarding-houses, 18,354, or 66.34 per cent., were in the Metropolitan Areas; 4,837, or 17.48 per cent., were in the Urban Provincial Areas; and 4,474, or 16.18 per cent., were in the Rural Districts.

The extended use of the tenement and of the boarding-house was general throughout the States, though it was not equally pronounced in all. The percentage increases in the number of tenements and flats in the various States were, in the order of their magnitude—Tasmania, 993 per cent.; New South Wales, 675 per cent.; Victoria, 538 per cent.; South Australia, 252 per cent.; Queensland, 251 per cent.; and Western Australia, 235 per cent. In the various Metropolitan centres the similar rates of increase were:—Hobart, 959 per cent.; Sydney, 611 per cent.; Melbourne, 541 per cent.; Adelaide, 289 per cent.; Brisbane, 156 per cent.; Perth, 83 per cent. The increase for the six Capitals together was 475 per cent.

The increases to the number of boarding-houses, etc., in each State were:—South Australia, 111 per cent.; New South Wales, 113 per cent.; Queensland, 93 per cent.; Victoria, 80 per cent.; Western Australia, 76 per cent.; and Tasmania, 64 per cent. In the Metropolitan centres the number of boarding-houses, etc., increased as follows:—Perth, 151 per cent.; Sydney, 144 per cent.; Adelaide, 143 per cent.; Melbourne, 97 per cent.; Brisbane, 93 per cent.; and Hobart, 59 per cent. The increase for the six Capitals together was 123 per cent.

2. Hotels.—The number of hotels in Australia declined during the intercensal period by 1,140, or 12.52 per cent.—from 9,106 in 1911 to 7,966 in 1921. In the State of Victoria the number of hotels decreased by 714, or 24.35 per cent.

SECTION 4.—MATERIAL OF OUTER WALLS (Table 3).

1. Wood.—When all the occupied private dwellings in Australia are classified according to the material of their outer walls, the most numerous are those with walls of wood. This is true of all the States except South Australia, where stone dwellings predominate. In the Northern Territory iron walls are the most numerous. At the Census of 1921 the private dwellings with wooden walls in Australia numbered 614,775, or 55.79 per cent. of all private dwellings for which particulars regarding walls were specified, as against 489,966, or 55.07 per cent. of the total in 1911—having increased in the interval by 25.47 per cent. The materials of which houses are built differ considerably between the States, and also between the Metropolitan and extra-Metropolitan Divisions of the same State. The percentage proportions which dwellings with walls of wood bore to all private dwellings in the States and Territories in 1921 were:—New South Wales, 49.18 per cent.; Victoria, 66.50 per cent.; Queensland, 85.52 per cent.; South Australia, 7.90 per cent.; Western Australia, 41.35 per cent.; Tasmania, 73.82 per cent.; Northern Territory, 28.80 per cent.; Federal Capital Territory, 57.05 per cent. In the Metropolitan Areas the similar percentages for wooden dwellings were:—Sydney, 20.00 per cent.; Melbourne, 51.16 per cent.; Brisbane, 96.02 per cent.; Adelaide, 4.72 per cent.; Perth, 33.56 per cent.; Hobart, 45.17 per cent.; the average for the six Capitals being 37.22 per cent. In the extra-Metropolitan Areas the average percentage of wooden dwellings in 1921 was 69.38 per cent. Of the 614,775 wooden private dwellings in Australia in 1921, there were 28.21 per cent. in the Metropolitan Areas; 23.37 in Urban Provincial Areas; and 48.42 per cent. in Rural Areas. It may be noticed that this distribution is in striking contrast to that of brick dwellings, and that the disposition of stone dwellings differs from both the wood and the brick.

2. Brick.—In 1921 the number of private dwellings with brick walls numbered 304,653, or 27.65 per cent., as against 221,478, or 24.89 per cent., of all private dwellings in 1911. The proportions of brick dwellings to the total in the several States in 1921 were:—New South Wales, 40.40 per cent.; Victoria, 26.76 per cent.; Queensland, 1.35 per cent.; South Australia, 21.52 per cent.; Western Australia, 29.36 per cent.; and Tasmania, 18.18 per cent. In the various Metropolitan Areas the proportion of brick dwellings were:—Sydney, 75.62 per cent.; Melbourne, 45.57 per cent.; Brisbane, 2.69 per cent.; Adelaide, 39.26 per cent.; Perth, 54.70 per cent.; Hobart, 44.07 per cent.; the average for the six Capitals being 52.63 per cent. Of the 304,653 brick dwellings in Australia in 1921, there were in the Metropolitan Areas 80.50 per cent.; in the Urban Provincial Areas 12.67 per cent.; and in the Rural Areas 6.83 per cent.

3. Stone.—Although the number of private dwellings in Australia with walls of stone increased by 11.20 per cent.—from 71,925 in 1911 to 79,983 in 1921, it fell relatively from 8.08 per cent. to 7.26 per cent. In South Australia dwellings of stone represented 55.82 per cent. of all private dwellings, whereas in the other States their numbers were relatively small, ranging from 5.76 in Western Australia to 0.21 per cent. in Queensland.

4. Other Materials.—The materials already referred to—wood, brick, and stone—composed 90.70 per cent. of all private dwellings. Of the remainder, 43,790, or 3.97 per cent. of the total dwellings, had walls of iron, and 28,850, or 2.62 per cent., had textile walls. Of the dwellings with iron walls 69.15 per cent., and of those with textile walls 93.16 per cent., were in the Rural Areas, and represent the primitive, and in many cases, temporary dwellings of pioneer farmers, of miners, and of persons engaged in construction works, such as roads, railways, water conservation, etc.

SECTION 5.—MATERIAL OF ROOF (Table 4).

1. General.—The results given in Table 4 show that of all private dwellings in Australia for which particulars were given regarding the material of which the roof was composed, 865,832, or 78.64 per cent., were roofed with iron; 103,035, or 9.36 per cent., were covered with slate; 75,377, or 6.85 per cent., with tiles; 24,826, or 2.25 per cent., with textile materials; and 20,005, or 1.82 per cent., with wood. Outside New South Wales and Victoria, where they are mostly confined to the Metropolitan Areas, slate and tile roofs are few, whereas of the wooden roofs nearly 50 per cent. are in Tasmania.

SECTION 6.—OCCUPIED PRIVATE HOUSES, TENEMENTS, AND FLATS, ACCORDING TO NUMBER OF ROOMS (Table 5).

1. General.—The most striking feature of Table 5 is the decline in the numbers of small dwellings, consisting of 1 or 2 rooms, and also in the number of the larger dwellings. For Australia as a whole the average number of rooms per private dwelling has increased very slightly—from 4.93 in 1911 to 4.94 in 1921, though the results for the different States are not all in harmony. In New South Wales and Victoria the average number of rooms per private dwelling is less than in 1911, but in all the other States it is greater. Victoria showed the greatest decrease—from 5.26 rooms per dwelling in 1911 to 5.11 in 1921; and Western Australia showed the greatest increase—from 3.67 in 1911 to 4.22 in 1921. This increase in the average number of rooms per dwelling in Western Australia was due to the marked contraction in the number of small dwellings on the mining fields. In the Metropolitan Areas the results show a smaller average number of rooms per dwelling in all cases, the average for the aggregate of the six Capitals having fallen from 5.34 rooms per dwelling in 1911 to 5.15 in 1921. The following table shows for Australia, and for the aggregate of the six Capitals, the changes which have taken place in the composition of private dwellings according to the number of rooms:—

NUMBER OF ROOMS.	AUSTRALIA.				METROPOLITAN AREAS.			
	1911.		1921.		1911.		1921.	
	Per cent. on Total.	Average Rooms.	Per cent. on Total.	Average Rooms.	Per cent. on Total.	Average Rooms.	Per cent. on Total.	Average Rooms.
1-2	12.58	1.41	7.93	1.47	2.95	1.62	3.17	1.60
3-7	77.62	4.93	85.31	4.93	86.23	4.96	89.73	4.96
8 and over	9.80	9.43	6.76	9.19	10.82	9.38	7.10	9.14
	100.00	4.93	100.00	4.94	100.00	5.34	100.00	5.15

From the above results it may be seen that in the main group of dwellings containing from 3 to 7 rooms, the average number of rooms per dwelling was the same at both Censuses for Australia (4.93 rooms per dwelling), and, similarly, for the Metropolitan Areas the average (4.96) was unchanged. For Australia as a whole the conflicting effects on the general average of the reduction in the number of small dwellings, and in the larger ones, were almost equal, so that the general average was altered very slightly—from 4.93 to 4.94 rooms per dwelling. In the Metropolitan Areas the net effect of the changes was to reduce the average number of rooms per dwelling—from 5.34 in 1911 to 5.15 in 1921. This was almost wholly due to the conversion of many of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing the number of rooms—and by the conversion of other similar houses into boarding-houses, and so eliminating them from the category of private houses. (See Table 2.) The average number of rooms per occupied private dwelling in each State in 1921 was:—Victoria, 5.11; New South Wales, 4.97; Queensland, 4.94; South Australia, 4.90; Tasmania, 4.80; Western Australia, 4.22. In the Metropolitan Areas the similar averages were:—Brisbane, 5.47; Melbourne, 5.19; Sydney, 5.14; Hobart, 5.10; Adelaide, 5.06; Perth, 4.67. Table 5 shows that for Australia the decline in the number of large dwellings began with those of 8 rooms. This was the experience in all the States except Queensland and South Australia, where the reduction began with the 9-roomed dwelling. The corresponding decline in the Metropolitan Areas began in Perth with the 8-roomed dwelling, in Adelaide with the 10-roomed dwelling, and in all the other Capitals it started with dwellings of 9 rooms.

SECTION 7.—MODE OF OCCUPANCY OF PRIVATE HOUSES, TENEMENTS, AND FLATS (Table 6).

1. General.—On the basis of those dwellings (92.76 per cent. of the total) for which definite information was given concerning the Mode of Occupancy, 56.32 per cent. of the occupied private dwellings in Australia at the Census of the 4th April, 1921, were occupied by owners or prospective owners by rent purchase, and 43.68 per cent. were occupied by tenants. In 1911 owners and prospective owners represented 52.22 per cent., and tenants 47.78 per cent. Mainly as the result of the activities of the various State Governments and of the Commissioner for War Service Homes in providing facilities for persons of limited means to acquire their own homes, the number of private dwellings occupied by prospective owners by instalment purchase has increased during the intercensal period by 251 per cent.—from 39,318 in 1911 to 137,983. In 1921 the purchasers by instalments represented 13.40 per cent. of the three defined groups of occupiers, against 4.65 per cent. in 1911. The percentage proportion of owners and prospective owners to the total in 1921 varied among the States in the following order:—Queensland, 56.41 per cent.; Western Australia, 63.05 per cent.; South Australia, 59.33 per cent.; Victoria, 57.54 per cent.; Tasmania, 52.70 per cent.; and New South Wales, 50.28 per cent.

2. Metropolitan Areas.—The aggregate results for the Metropolitan Areas of the six States show that 46.83 per cent. of the occupied private dwellings were occupied by owners or prospective owners in 1921, as against 36.53 per cent. in 1911. During the intercensal period the relative proportion of owner occupiers fell slightly from 30.35 per cent. in 1911 to 29.43 per cent. in 1921, although the actual number increased by 38.40 per cent.—from 96,625 to 133,729. During the same time the occupiers who were prospective owners by instalment purchase increased by 302 per cent.—from 19,683 to 79,055. The proportion of owners and prospective owners in the Metropolitan Areas of the different States vary in the same order as in the States themselves. The proportions of owners and prospective owners to the total occupiers of private dwellings in each of the Metropolitan Areas in 1921 were as follows:—Brisbane, 60.82 per cent.; Perth, 56.43 per cent.; Adelaide, 53.36 per cent.; Melbourne, 45.86 per cent.; Hobart, 44.98 per cent.; Sydney, 40.78 per cent.

3. Different Divisions of the States.—The method of occupancy differs materially in the different divisions of the States. Occupancy by owners is more general in the Rural Districts, where it represents 60.15 per cent. of the three well-defined groups of occupiers of private dwellings, as against 29.43 per cent. in the Metropolitan Areas, and 40.99 per cent. in the Urban Provincial Areas. There is, however, in most cases an essential difference between the economic status of the dwelling in Urban Districts and, in Rural Districts, inasmuch as in the Urban Districts the dwelling is generally a purely residential entity, whereas in the Rural Districts the productive property of the land—to which the dwelling is an appurtenance—is more often the incentive to ownership. The proportion of purchasers by instalments, and of tenants, is greatest in the Metropolitan Areas, and lowest in the Rural Areas. In the Metropolitan Areas 17.40 per cent. of private dwellings were occupied by rent purchasers in 1921 and 53.17 per cent. by tenants. In the Rural Areas 8.83 per cent. were rent purchasers and 31.02 per cent. were tenants; while in the Urban Provincial Areas the proportions were:—Rent purchasers, 12.95 per cent.; and tenants, 46.06 per cent.

SECTION 8.—WEEKLY RENTAL VALUE OF PRIVATE HOUSES, TENEMENTS AND FLATS, OCCUPIED BY TENANTS (Table 7).

1. General.—In Table 7, relating to Rental Values, particulars are given for those dwellings only which are occupied by tenants, for although all occupiers were required to state the rental value of the dwellings occupied, it is considered that a closer index of actual rents will be obtained by restricting observation to those dwellings for which rent was actually paid. Table 7 has been supplemented by figures (already published in Bulletin No. 10) showing the average weekly rental—per dwelling and per room—of dwellings of wood, and of brick and stone, containing 3 to 6 rooms inclusive. These further restricted averages furnish a closer indication of the average of predominant weekly rents than do those ascertained from the full range of rented dwellings.

The following table gives the proportions which the several groups, arranged according to rentals, bore to all rented private dwellings in 1911 and 1921 in the Metropolitan and extra-Metropolitan Divisions, and for Australia as a whole, and shows clearly the changes which have taken place in the composition of dwellings on a rental basis:—

Proportion Per Cent.

WEEKLY RENTAL VALUE.	METROPOLITAN.		EXTRA-METROPOLITAN.		AUSTRALIA.	
	1921.	1911.	1921.	1911.	1921.	1911.
Under 10s.	6.14	33.10	41.27	72.21	22.32	52.44
10s. and less than 12s.	8.89	20.58	18.42	13.11	13.23	16.89
12s. .. 15s.	16.08	18.78	13.26	5.82	14.78	12.37
15s. .. 20s.	25.08	14.87	13.88	4.39	19.92	9.69
20s. .. 30s.	29.20	9.52	10.41	3.52	20.55	6.55
30s. .. 40s.	8.96	1.93	1.86	0.64	5.69	1.29
40s. and over	5.65	1.22	0.90	0.31	3.46	0.77
Total	100.00	100.00	100.00	100.00	100.00	100.00

2. Australia.—It was shown in the previous section that the private dwellings occupied by tenants represented, in 1921, 43.68 per cent., and in 1911, 47.78 per cent. of all occupied private dwellings in Australia for which the mode of occupancy was stated. The average weekly rental of the rented dwellings was 16s. 7d. in 1921, as compared with about 10s. 9d. in 1911. From Table 7 it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at each weekly rental value rising by increments of 1s. to the value of 11s. and under 12s., whereas from that point onward the numbers at each rental value had increased. *Weekly Rental under 12s.*—The results given in the above table show that in 1911 more than half the number of rented dwellings (52.44) were occupied at a rental of less than 10s. per week, but by the 4th April, 1921, the proportion of dwellings bearing similar rentals had fallen to 22.32 per cent. of the total. The proportion bearing a weekly rental of 10s. and under 12s. fell from 16.89 per cent. in 1921 to 13.28 per cent. Taken together, the number of dwellings with a weekly rental of less than 12s. per week represented only 35.60 per cent. of the total in 1921, as compared with 69.33 per cent. in 1911. *Weekly Rental 12s. and over.*—The number of rented private dwellings bearing a rental of 12s. but less than 20s. represented 34.70 per cent. of the total in 1921, as against 22.06 per cent. in 1911; and those with a rental of £1 and upwards per week represented 29.70 per cent. in 1921, as against 8.61 in 1911.

3. Metropolitan Areas.—Of the 454,351 occupied private houses, tenements, and flats in the Metropolitan Areas for which the mode of occupancy was stated at the Census of 1921, 241,567, or 53.17 per cent., were occupied by tenants, and of these the weekly rent was given for 225,572, or 93.37 per cent. On this basis the average weekly rent has risen from about 13s. 3d. in 1911 to 20s. 8d. in 1921—an increase of 56 per cent. The index-numbers for the years 1911 and 1921, which were derived from the quarterly returns collected by the Labour and Industrial Branch of the Bureau of Census and Statistics, show an increase in the average rents of 40 per cent., which, assuming a common starting point of 13s. 3d. a week in 1911, would give a weekly rental in 1921 of 18s. 7d., as against the 20s. 8d. ascertained from the Census data. Table 7 shows that for Australia as a whole the number of dwellings at each rental value up to 11s. but less than 12s. was less in 1921 than in 1911. In the Metropolitan Areas this decline in numbers was extended to embrace rentals of 13s. but less than 14s. In 1911 nearly 68 per cent. of the private dwellings in the Metropolitan Areas bore a rental of less than 14s., whereas in 1921 similar rentals represented 26 per cent. only.

SECTION 9.—INMATES—PRIVATE HOUSES, TENEMENTS, AND FLATS, CLASSIFIED ACCORDING TO THE NUMBER OF INMATES AT THE TIME OF THE CENSUS (Table 8).

1. General.—The results given in Table 8 show that for Australia as a whole the average number of inmates per occupied private dwelling fell from 4.53 in 1911 to 4.40 in 1921. In the Metropolitan Areas the decline was more marked, the average having fallen from 4.70 in 1911 to 4.42 in 1921. In the extra-Metropolitan Area the change in the average number of inmates per dwelling was much less—being 4.39 in 1921, against 4.44 in 1911. On the basis of rooms, too, the number of inmates was slightly less than formerly. In 1921 the number of inmates per room in occupied private dwellings throughout Australia was 0.89, as compared with 0.92 in 1911. In the Metropolitan Areas the number of inmates per room declined from 0.88 in 1911 to 0.86 in 1921. If the total population be taken in relation to all rooms, whether in private or other dwellings, the number of persons per room in 1921 was 0.91, against 0.93 in 1911, throughout Australia. In the Metropolitan Areas the numbers were practically identical in both years at about 0.89 persons per room.

2. Australia.—The following table gives for Australia abridged results relating to the number of dwellings classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. The results show that the average number of inmates per private dwelling throughout Australia has fallen from 4.53 in 1911 to 4.40 in 1921. The average number of inmates per room in private dwellings decreased from 0.92 to 0.89.

An interesting feature of the table below is the decline in the proportion of dwellings with only one inmate, from 11.26 per cent. in 1911 to 8.82 per cent. in 1921. The greater part of this change was due to the decrease in the number of primitive dwellings on the mining fields of Western Australia. In 1911 there were in Western Australia 16,133 single-inmate dwellings, whereas in 1921 there were only 10,210. In Victoria, on the other hand, these establishments increased from 22,578 in 1911 to 25,779 in 1921. This increase in Victoria occurred mainly in the Metropolitan Area by the increased use of tenements and flats.

Inmates of Private Dwellings in Australia.

INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	97,620	8.82	97,620	2.00	1.00	100,669	11.26	100,669	2.48	1.00
2-4	529,744	47.85	1,626,814	33.37	3.07	385,625	43.12	1,180,835	29.11	3.06
5-7	365,843	33.05	2,112,916	43.34	5.78	294,018	32.87	1,711,195	42.20	5.82
8 and over ..	113,803	10.28	1,038,078	21.29	9.12	114,077	12.75	1,063,227	26.21	9.32
	1,107,010	100.00	4,875,428	100.00	4.40	894,389	100.00	4,055,926	100.00	4.53

3. Metropolitan Areas.—The next table shows for the Metropolitan Areas of the six States, taken together, results similar to those already given for the whole of Australia. These results show that the average number of inmates per dwelling has declined from 4.70 in 1911 to 4.42 in 1921. It may be seen, too, that contrary to the experience of Australia as a whole, the number of dwellings with one inmate has increased in proportion to the whole from 4.03 per cent. in 1911 to 4.33 per cent. in 1921. The proportion of dwellings with from 2 to 4 inmates has increased from 47.97 per cent. to 52.74 per cent.

Inmates of Private Dwellings in Metropolitan Areas.

INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	20,255	4.33	20,255	0.97	1.00	13,162	4.03	13,162	0.86	1.00
2-4	246,765	52.74	764,875	36.99	3.10	156,708	47.97	487,622	31.77	3.11
5-7	160,978	34.40	923,344	44.66	5.74	119,012	36.43	689,287	44.91	5.79
8 and over ..	39,915	8.53	359,487	17.38	9.01	37,820	11.57	344,763	22.46	9.12
	467,913	100.00	2,067,961	100.00	4.42	326,702	100.00	1,534,834	100.00	4.70

4. Different Divisions of the Country.—In Table 8 results from the Census of 1921 are shown for Urban Provincial Districts and for Rural Districts, but as the extra-Metropolitan Areas were not similarly divided in 1911 comparisons with the past cannot be made for these divisions separately. The following table, however, presents a comparison between the proportion which the principal groups bear to the total of all private dwellings in the three divisions, and for the whole country as on the 4th April, 1921 :—

INMATES PER DWELLING.	URBAN.		Rural.	The Whole of Australia.
	Metropolitan.	Provincial.		
	%	%	%	%
1	4.33	7.73	14.22	8.82
2-4	52.74	48.77	42.12	47.85
5-7	34.40	33.93	31.14	33.05
8 and over ..	8.53	9.57	12.52	10.28
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the large proportion in the Rural Division of single-inmate dwellings, and of dwellings with 8 or more inmates. Of every 100 inmates of private dwellings in the Metropolitan Areas at the Census of 1921, less than 1 was the sole occupant of the dwelling, whereas in the Rural Areas the solitary occupants represented over 3 in every 100.

CENSUS RESULTS.

Note.—The figures contained herein are subject to revision on completion of the detailed tabulation.

1. Commonwealth of Australia, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.

(Exclusive of full-blood Aborigines and of Dwellings occupied solely by them.)

Particulars.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Total Australia.	Total Australia.	
	Metropolitan.	Provincial.				
Area in square miles	997.27	3,640.93	2,969,942.60	2,974,580.80	2,974,581	..
Population—						
Males	1,114,606	510,131	1,112,768	2,762,870†	2,313,035†	449,835
Females	1,223,473	527,337	917,654	2,672,864†	2,141,970†	530,894
Persons	2,338,079	1,037,468	2,030,422	5,435,734†	4,455,005†	980,729
Per square mile	2,344.48	284.95	0.68	1.83	1.49	0.34
Dwellings—						
Occupied	491,184	217,278	444,823	1,153,285	923,459	229,826
Unoccupied	14,109	10,189	26,868	51,166	33,473‡	17,693
Being built	4,162	933	1,244	6,339	3,051‡	3,288
Total	509,455	228,400	472,935	1,210,790	959,983	250,807
Per square mile	510.85	62.73	0.16	0.41	0.32	0.09
Occupied Dwellings—						
Private Houses, Tenements, and Flats	467,913	207,807	431,290	1,107,010	894,389	212,621
Other than private	23,271	9,471	13,533	46,275	29,070	17,205
Total Occupied Dwellings	491,184	217,278	444,823	1,153,285	923,459	229,826
Per square mile	492.53	59.68	0.15	0.39	0.31	0.08
Occupied Private Dwellings—						
Average Weekly Rental Value of all Private Dwellings	22s. 3d.	14s. 8d.	10s. 7d.	16s. 8d.	10s. 9d.	5s. 11d.
Average Weekly Rental Value of all Private Dwellings Occupied by Tenants	20s. 8d.	14s. 0d.	10s. 1d.	16s. 7d.	10s. 9d.§	5s. 10d.
Rooms per Occupied Private Dwelling	5.15	5.07	4.66	4.94	4.93	0.01
Inmates per Occupied Private Dwelling	4.42	4.40	4.39	4.40	4.53	— 0.13
Inmates per Room in Occupied Private Dwelling	0.86	0.87	0.94	0.89	0.92	— 0.03

* Minus sign (—) indicates a decrease.

† Includes Migratory Population (persons on board ships, trains, etc.), which is not included in any of the above subdivisions.

‡ Incomplete owing to defective collection in certain cases.

§ Estimated on the basis of all private dwellings.

2. Commonwealth of Australia, 4th April, 1921.—NATURE of Occupied Dwellings.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Nature of Occupied Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Total Australia.	Total Australia.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED DWELLINGS.

Private House	440,094	202,263	426,250	1,068,607	888,045	180,562
Tenement or Flat	27,819	5,544	5,040	38,403	6,344	32,059
Caretaker's Quarters in Store, Office, etc. ..	864	298	462	1,624	652	972
Hotel	1,925	2,330	3,711	7,966	9,106	— 1,140
Boarding-house, Lodging-house, Coffee Palace	18,354	4,837	4,474	27,665	14,187	13,478
Educational Institution	400	325	309	1,034	561	473
Religious Institution (non-educational) ..	97	59	66	222	264	— 42
Hospital	721	766	717	2,204	1,326	878
Charitable Institution (other than Hospital)	240	109	260	609	431	178
Penal Establishment	63	51	19	133	237	— 104
Military or Naval Establishment	48	63	220	331	162	169
Police Barracks	17	35	22	74	69	5
Police Station or Quarters	190	351	860	1,401	1,406	— 5
Fire Station	158	82	25	265	177	88
Others and Unspecified	194	165	2,388	2,747	492	2,255
Total Occupied Dwellings	491,184	217,278	444,823	1,153,285	923,459	229,826
" " per square mile	492.53	59.68	0.15	0.39	0.31	0.08
Wagon and Camp	63	570	4,588	5,221	6,330	— 1,109

* Minus sign (—) indicates a decrease.

3. Commonwealth of Australia, 4th April, 1921.—**MATERIAL of the OUTER WALLS of Occupied Private Houses, Tenements and Flats.**

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Outer Walls.	4th April, 1921.			3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Total Australia.	
	Metropolitan.	Provincial.			

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Stone	34,394	10,247	35,342	79,983	71,925	8,058
Brick	245,232	38,593	20,828	304,653	221,478	83,175
Concrete	3,548	1,189	2,824	7,561	3,580	3,981
Iron	3,853	9,656	30,281	43,790	37,908	5,882
Wood	173,445	143,701	297,629	614,775	489,966	124,809
Sun-dried Bricks	984	291	4,408	5,683	6,293	610
Pisé	20	249	2,236	2,505	1,942	563
Lath and Plaster	2,672	432	1,189	4,293	1,640	2,653
Wattle and Dab	40	73	1,376	1,489	1,349	140
Fibro-cement	1,178	794	2,291	4,263	..	4,263
Bark	19	31	2,164	2,214	3,363	1,149
Bushes, Rushes, etc.	..	4	485	489	867	378
Calico, Canvas, Hessian, etc.	387	1,586	26,877	28,850	49,098	20,248
Ruberoid and other Compositions	51	70	567	688	337	351
Other Materials	141	78	554	773	..	773
Unspecified	1,949	813	2,239	5,001	4,643	358
Total	467,913	207,807	431,290	1,107,010	894,389	212,621

* Minus sign (—) indicates a decrease.

4. Commonwealth of Australia, 4th April, 1921.—**MATERIAL OF ROOF of Occupied Private Houses, Tenements, and Flats.**

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Roof.	4th April, 1921.		
	URBAN.		Rural.
	Metropolitan.	Provincial.	

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Slate	96,634	3,542	2,859	103,035
Tiles	68,081	4,600	2,696	75,377
Concrete	294	35	107	436
Iron	289,539	194,208	382,085	865,832
Wood	6,721	2,049	11,235	20,005
Thatch	47	31	555	633
Fibro-cement	1,654	707	677	3,038
Bark	15	61	3,138	3,214
Bushes, Rushes, etc.	..	3	395	398
Calico, Canvas, Hessian, etc.	313	1,361	23,152	24,826
Ruberoid and other Compositions	1,298	329	2,077	3,704
Other Materials	261	37	231	529
Unspecified	3,056	844	2,083	5,983
Total	467,913	207,807	431,290	1,107,010

NOTE.—Similar information is not available from the Census of 1911.

5. Commonwealth of Australia, 4th April, 1921.—NUMBER OF ROOMS in Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Rooms per Dwelling.*	4th April, 1921.				3rd April, 1911.	Increase† during Ten Years, 1911-1921.
	URBAN.		Rural.	Total Australia.	Total Australia.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED PRIVATE DWELLINGS.										
1	..	..	..	..	5,845	4,036	35,956	45,837	66,519	- 20,682
2	..	..	..	..	8,897	5,489	26,772	41,158	45,465	- 4,307
3	..	..	..	..	34,784	11,291	34,376	80,451	71,320	9,131
4	..	..	..	..	112,254	49,564	102,398	264,216	205,694	58,522
5	..	..	..	..	143,637	69,409	101,776	314,822	190,865	123,957
6	..	..	..	..	89,968	39,173	65,292	194,433	147,852	46,581
7	..	..	..	..	37,049	15,187	29,985	82,221	75,449	6,772
8	..	..	..	..	17,311	6,607	14,599	38,517	40,675	- 2,158
9	..	..	..	..	7,190	2,789	6,052	16,031	19,259	- 3,228
10	..	..	..	..	3,932	1,530	3,517	8,979	12,071	- 3,092
11	..	..	..	..	1,675	592	1,298	3,565	4,901	- 1,336
12	..	..	..	..	1,208	391	1,248	2,847	4,046	- 1,199
13	..	..	..	..	483	172	429	1,084	1,677	- 593
14	..	..	..	..	469	136	533	1,138	1,602	- 464
15	..	..	..	..	230	64	261	555	794	- 239
16	..	..	..	..	151	37	223	411	651	- 240
17	..	..	..	..	95	35	112	242	350	- 108
18	..	..	..	..	62	16	91	169	277	- 108
19	..	..	..	..	39	4	56	99	127	- 28
20 and upwards	..	..	..	..	199	54	308	561	862	- 301
Unspecified	..	..	..	..	2,435	1,231	6,008	9,674	3,933	5,741
Total	..	..	..	..	467,913	207,807	431,290	1,107,010	894,389	212,621
Average Number of Rooms per Dwelling	..	..	..	..	5.15	5.07	4.66	4.94	4.93	0.01

* Includes Kitchen, but not bathroom, pantry, or store, unless used as a sleeping room.

† Minus sign (-) indicates a decrease.

6. Commonwealth of Australia, 4th April, 1921.—MODE OF OCCUPANCY of Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase during Ten Years, 1911–1921.
	URBAN.		Rural.	Total Australia.	Total Australia.	
	Metropolitan.	Provincial.				
NUMBER OF OCCUPIED PRIVATE DWELLINGS.						
Owner	133,729	81,008	227,026	441,763	402,637	39,126
Purchaser by Instalments	79,055	25,607	33,321	137,983	39,318	98,665
Tenant	241,567	91,031	117,082	449,680	404,371	45,309
Other and Unspecified	13,562	10,161	53,861	77,584	48,063	29,521
Total	467,913	207,807	431,290	1,107,010	894,389	212,621

7. Commonwealth of Australia, 4th April, 1921.—WEEKLY RENTAL VALUE of Private Houses, Tenements, and Flats Occupied by Tenants.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

(Exclusive of Dwellings occupied solely by full-blooded Aborigines.)										
Weekly Rental Value.				4th April, 1921.			3rd April, 1911.	Increase* during Ten Years, 1911-1921.		
				URBAN.		Rural.	Total Australia.		Total Australia.	
				Metropolitan.	Provincial.					
NUMBER OF PRIVATE DWELLINGS OCCUPIED BY TENANTS.										
Under 5s.	..	..	..	..	1,067	3,317	18,304	22,688	49,800	- 27,112
5s. and under 6s.	6s.	..	..	..	1,591	3,563	13,324	18,478	32,825	- 14,347
6s. "	"	7s.	..	..	1,575	3,356	6,459	11,390	25,600	- 14,210
7s. "	"	8s.	..	..	2,675	4,496	8,409	15,580	29,788	- 14,208
8s. "	"	9s.	..	..	3,704	5,099	7,056	15,859	31,809	- 15,950
9s. "	"	10s.	..	..	3,241	3,371	2,709	9,321	19,830	- 10,509
10s. "	"	11s.	..	..	13,529	11,443	17,481	42,453	44,674	- 2,221
11s. "	"	12s.	..	..	6,522	4,119	2,413	13,054	16,393	- 3,339
12s. "	"	13s.	..	..	16,694	8,662	7,038	32,394	24,169	8,225
13s. "	"	14s.	..	..	8,472	3,590	1,505	13,567	10,975	2,592
14s. "	"	15s.	..	..	11,114	3,344	1,393	15,851	9,575	6,276
15s. "	"	20s.	..	..	56,581	16,535	10,189	83,305	35,038	48,267
20s. "	"	30s.	..	..	65,859	12,813	7,229	85,901	23,705	62,196
30s. "	"	40s.	..	..	20,205	2,325	1,268	23,798	4,657	19,141
40s. "	"	50s.	..	..	6,589	570	469	7,628	1,531	6,097
50s. "	"	60s.	..	..	2,726	179	126	3,031	507	2,524
60s. "	"	70s.	..	..	1,556	123	85	1,764	358	1,406
70s. "	"	80s.	..	..	579	24	26	629	105	524
80s. "	"	90s.	..	..	503	35	34	572	114	458
90s. "	"	100s.	..	..	210	11	3	224	29	195
100s. and over	..	..	..	..	580	14	29	623	149	474
Unspecified	..	..	..	..	15,995	4,042	11,533	31,570	42,740	- 11,170
Total					241,567	91,031	117,082	449,680	404,371	45,309
Average Weekly Rental Value					20s. 8d.	14s. 0d.	10s. 4d.	16s. 7d.	10s. 9d.†	5s. 10d.
Supplementary.†										
Average weekly rental value of dwellings containing 3 to 6 rooms (inclusive)—					s. d.	s. d.	s. d.	s. d.		
With walls of wood					15 10	12 6	9 8	12 8		
" " " per room					3 6	2 8	2 1	2 9		
With walls of brick or stone					19 4	14 10	10 5	18 1		
" " " per room					4 2	3 1	2 3	3 10		
With walls of wood, brick, or stone					18 2	13 2	9 9	15 2		
" " " per room					3 11	2 9	2 2	3 3		
									Not available	

* Minus sign (—) indicates a decrease.

† These supplementary figures are repeated from Census Bulletin No. 10.

‡ Estimated on the basis of all private dwellings.

8. Commonwealth of Australia, 4th April, 1921.—INMATES—Private Houses, Tenements, and Flats classified according to the Number of Inmates at the time of the Census.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Inmates per Dwelling.						4th April, 1921.			3rd April, 1911.	Increase* during Ten Years, 1911-1921.	
						URBAN.		Rural.	Total Australia.		Total Australia.
						Metropolitan.	Provincial.				
NUMBER OF PRIVATE DWELLINGS.											
1	..	..	..	..	20,255	16,065	61,300	97,620	100,669	- 3,049	
2	..	..	..	..	66,972	28,509	58,027	153,508	114,532	38,976	
3	..	..	..	..	88,241	35,997	60,908	185,146	132,601	52,545	
4	..	..	..	..	91,552	36,832	62,706	191,090	138,492	52,598	
5	..	..	..	..	75,486	31,652	56,331	163,469	124,099	39,370	
6	..	..	..	..	52,530	23,463	45,054	121,047	98,733	22,314	
7	..	..	..	..	32,962	15,392	32,973	81,327	71,186	10,141	
8	..	..	..	..	19,059	9,348	22,628	51,035	47,447	3,588	
9	..	..	..	..	10,455	5,348	14,046	29,849	29,809	40	
10	..	..	..	..	5,535	2,830	8,169	16,534	17,080	- 546	
11	..	..	..	..	2,672	1,325	4,503	8,500	9,340	- 840	
12	..	..	..	..	1,215	579	2,336	4,130	4,736	- 606	
13	..	..	..	..	532	277	1,058	1,867	2,452	- 585	
14	..	..	..	..	243	104	592	939	1,228	- 289	
15	..	..	..	..	108	41	305	454	669	- 215	
16	..	..	..	..	41	27	164	232	417	- 185	
17	..	..	..	..	23	11	77	111	241	- 130	
18	..	..	..	..	16	2	52	70	156	- 86	
19	..	..	..	..	8	3	29	40	186	- 146	
20 and over	..	..	..	..	8	2	32	42	316	- 274	
Total					467,913	207,807	431,290	1,107,010	894,389	212,621	
Average Number of Inmates per Dwelling ..					4.42	4.40	4.39	4.40	4.53	- 0.13	

* Minus sign (—) indicates a decrease.

Commonwealth Bureau of Census and Statistics.
Melbourne, 19th October, 1923.

CHAS. H. WICKENS,
Commonwealth Statistician.

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